

COURT
ORDERED
ESTATE

Richardson & Richardson AUCTION

WWW.RICHARDSONANDRICHARDSON.COM

Saturday, April 30 at 10:01 am

175 Acres

**Classic Turn of the Century
Federal Style House**

This farm goes back
to the Revolutionary
Land Grants and this
area is steeped in
history!

Open House and Property Viewing on
Sundays, April 17th and 24th from 2-4 pm

Historic Ebbing and Flowing Spring Farm

Mary Beal Doty Estate

DIRECTIONS: In Rogersville, across from Food City, turn off Main St. (old 11-W) onto Burem Road (347E) and go 1.5 miles. Property is near Thomas Amis Historical District.

**175 Acres offered in 18 restricted tracts ranging
in size from 5 acres to 15 acres.**

**All tracts have cleared pasture land
and have some woodland.**

**Most have a spring or clear running stream.
All have scenic views.**

One tract has the famous Ebbing and Flowing Spring on it. To see more information on the spring go to <http://offbeattenn.com/truly-rare-spring-ebbs-flows-like-ocean-every-three-hours/>.

An 8.74 acre tract borders historical Ebbing and Flowing Springs Methodist Church and School. It also borders Big Creek. This is a beautiful, one of a kind tract.

There is a 13 acre tract with an old house that would make a nice fishing cabin. This tract borders Big Creek and Thomas Amis Historical District and is near Big Creek Dam.

The classic Federal Style house was built in the early 1900's. It has thick brick walls with the bricks being made on site. It is a two story house. The main level contains a kitchen, dining room, living room with

fireplace and one bedroom with fireplace and bathroom. Upstairs are two more bedrooms with fireplaces.

This home is in a beautiful setting. The house is in need of remodeling. There are several barns and sheds on the property. Behind the main house is a 1 bedroom guest house that could also use some remodeling.

On Ebbing and Flowing Spring Road is a 3 bedroom brick house that is presently rented and is in need of remodeling. It is situated on a really nice 12 acre tract.

Machinery to be sold is as follows:

Massey Ferguson 2625 4wd tractor with front end loader	Pezag Mowing Machine
7ft Massey Ferguson Disk Mower	Cultivator
10ft utility trailer	New Holland Hay Rake
6 ft Kodiak Bush Hog	Ford (3600) tractor
Hesston 530 Hay Baler	Rear hay fork; Front hay fork
	Tether machine
	Riding mower
	Yard Barns

TERMS: 10% deposit of purchase price sale day. Balance within 60 days after court confirmation. No buyers premium.

Lead based paint: Lead based paint waiver applies to homes built before 1978, signed sale day.

**For information and surveys call Max Richardson at 423-357-5193
or visit richardsonandrichardson.com**

Sale conducted for the Mary Beal Doty Estate, William Phillips Atty. And Hawkins County Chancery Court, Holly Jaynes, Special Commissioner.

**Richardson
&
Richardson**
Realty & Auction Company

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Announcements made day of sale take precedence over printed material.

